

Resolution No. ZSR-21-16 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on April 22, 2021 at the offices of the Suffolk County Planning Commission with respect to the application of “**Dennis Forman**” located in the Town of Islip
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **June 2, 2021**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves**, the change of zone request of Dennis Foreman with the following comments:
1. The Petitioner should contact/continue dialogue with the Suffolk County Department of Public Works with respect to connection to the Suffolk County Wastewater Sewer District #3 (Southwest).
 2. The most landward limit of wetland vegetation should be flagged in the field by a qualified expert, verified by the appropriate regulatory agency and shown on all surveys, maps, plans, plats or sketches. All required dimensional setbacks should be taken from the most landward limit of wetland.
 3. The Petitioner should be encouraged to review the Commissions publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
 4. The Petitioner should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein applicable to industrial development. Industrial buildings should be designed to accommodate rooftop solar and or green roof technologies to assist in energy efficiency and the reduction of greenhouse gases, particularly CO2. In addition the Town of Islip and the Petitioner when reviewing parking shortfalls may wish to consider the installation of an Electric Vehicle charging station as a mitigation to the variance request as another method to reduce CO2 emissions.
 5. The Petitioner should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
 6. The Petitioner should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

7. In order to mitigate any potential adverse impact to motorists traveling along NYS Rte. 27 (Sunrise Highway) North Service road and residential dwellings to the east from site lighting impacts, all lighting on site should be contained on site and not bleed off onto adjacent properties. Site lighting should conform to “dark-sky” initiatives.
8. The Islip Town Board and the Petitioner when reviewing parking shortfalls may wish to consider methods to reduce parking stall demand on site or in the industrial park. Techniques may include, but are not limited to parking management programs, employee commute options (rideshare incentives, preferred HOV parking), discounted transit passes (if applicable), provision of bicycle parking facilities, etc. The Petitioner should investigate “Parking Stall Demand Reduction” or “PSDR” techniques for the creation of additional buffers and natural storm water treatment. The Suffolk County Planning Commission has produced a draft “model code” and report on such PSDR techniques and has recommended that no building or structure should be constructed, used or occupied without the adoption of Parking Stall Demand Reduction (PSDR) techniques conditioned, through covenants and restrictions, on land use and development approvals issued by municipal planning boards. For convenience a link to the model code is provided below:

<https://www.suffolkcountyny.gov/portals/0/formsdocs/planning/SCPlanningCommission/2019/PSDR%20Final%20Draft%20103019.pdf>

9. In order to mitigate potential noise impacts to residential properties to the east, premises should be encumbered by appropriate operational restrictions to adequately protect nearby residences (i.e. shielded lighting, hours of operation, truck deliveries, garbage pick-up, truck idling, outdoor speaker systems, building alarms, trash compaction, etc.)

Dennis Forman
Town of Islip

Motion to approve with comments

	AYE	NAY	RECUSED	ABSENT
ANDERSON, RODNEY – At Large				X
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead				X
DOTY, DAVID – Town of East Hampton	X			
ESPOSITO, ADRIENNE - Villages over 5,000		X		
FINN, JOHN - Town of Smithtown	X			
FLYNN, DANIEL – Town of Southampton	X			
GERSHOWITZ, KEVIN G.- At Large		X		
KAUFMAN, MICHAEL - Villages under 5,000		X		
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
McCarthy, Thomas, - Town of Southold	X			
Galle, Elizabeth, - Town of Shelter Island	X			

Motion: Commissioner Chartrand

Present: 13

Seconded: Commissioner Kaufman

Absent: 2

Voted: 10

Recused: 0

Nay: 3

DECISION: Approved